



COLLIN COUNTY

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June 1, 2015

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: Final Plat of Lots 1-10, Tracts CA-1 & CA-2; The Hills of Lone Star Phase 4/East Fork North

C. Kent Adams, dba Lone Star Partners, owner and developer of Lots 1-10, Tracts CA-1 & CA-2; The Hills of Lone Star Phase 4/East Fork North, requests Commissioners Court consider approval of the attached Final Plat.

LOCATION AND SIZE

Located on CR 179 and Lone Star Road; see location map attached. This phase consists of nine (9) lots and two (2) Common Area tracts. Non common-area lots range from 4.00 acres to 8.25 acres. The lots do not front on the county road; therefore road construction is required.

ROADS, UTILITIES AND DRAINAGE

The owner has submitted road plans for the proposed extension of River Park Rd, and final plat for review. The plans show adequate road cross-sections and drainage patterns within the subdivision. Adequate right-of-way is dedicated. On-site sewage facilities are suitable for this subdivision. Water will be supplied to the subdivision by Gunter Special Utility District. The 100-year flood plain does encroach upon the subdivision but is clearly marked on the plat and does not affect infrastructure or development. Structures that wish to be built in the 100-year flood plain will have to have certificates of elevations stating they meet the Collin County flood plain regulations.

ACTION

We request Commissioners Court consideration for the approval of the Final Plat for Lots 1-10, Tracts CA-1 & CA-2; The Hills of Lone Star Phase 4/East Fork North Subdivision and authorize the owners to file the final plat upon satisfactory completion of the improvements or posting of sufficient funds to assure completion of the improvements.